

City Hall 317 W College St Grand Prairie, Texas

AGENDA

MEETING NOTICE ZONING BOARD OF ADJUSTMENTS AND APPEALS CITY OF GRAND PRAIRIE JULY 16, 2012

* BRIEFING 6:30 P.M.

The staff will brief the Board and preview the cases on tonight's agenda. The Board members will have the opportunity to ask questions that may facilitate the meeting and the presentation of the cases. No action will be taken during the briefing.

* CALL TO ORDER 7:00 P.M.

The Zoning Board of Adjustments and Appeals is appointed by the City Council to consider variances, exceptions and appeals as prescribed by the City of Grand Prairie's Unified Development Code. In accordance with Section 211.009 of the Local Government Code of the State of Texas and Article 1 of the Unified Development Code of the City of Grand Prairie, the concurring vote of seven members of the Board is necessary to decide in favor of an applicant on any matter on which the Board has jurisdiction. Members of the public may address the Board on items listed on the agenda under Public Hearing Items.

- A. Invocation
- B. Approval of Minutes for June 18, 2012

C. PUBLIC HEARING

1. CASE NUMBER BA120405 - 656 Joy Dianne Drive, platted as Lot 22, Block 6 of the Westchester Meadow, Phase 2 Addition (Council District 3). Consideration of a special exception to the masonry requirements and a variance to the minimum building separation as specified in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of permitting a previously constructed accessory structure. The subject property is zoned Planned Development District 218 (PD-218) for Single Family 5/16 (SF-5/16) District uses and is generally located south of W. Bardin Road and east of Robinson Road.

- 2. <u>CASE NUMBER BA120606</u> 2609 Web Court, platted as Lot 10, Block B of Forum Terrace (Council District 4). Consideration of a variance to the on-site parking requirements stipulated in the Schedule of On-Site Parking Requirements located in Article 10, "Parking and Loading Standards," of the Unified Development Code for the purpose of enclosing an existing garage to create a habitable space. The property is zoned Planned Development District 82 (PD-82). The subject property is generally located east of S Great Southwest Parkway and north of Arkansas Lane.
- 3. <u>CASE NUMBER BA120701</u> 825 Pangburn Street, platted as Lot 7, Block 7 of the Tyre Estates Addition (Council District 1). Consideration of a request for a variance to the material requirements stipulated in Article 8, "Landscape and Screening," of the Unified Development Code for the purpose of allowing an existing metal fence. The subject property is zoned Single Family 4 (SF-4) District and is generally located south of West Jefferson Street and east of South Great Southwest Parkway.
- 4. <u>CASE NUMBER BA120702</u> 1706 Santa Fe Trail, platted as Lot 22, Block 66 of Trailwood 2 (Council District 6). Consideration of a request for a variance to maximum accessory building height as stipulated in Article 6, "Density and Dimensional Requirements," for properties zoned Single Family 4 (SF-4) District for the purpose of constructing an accessory structure. The subject property is zoned Planned Development 81 (PD-81) District and is generally located south of West Polo Road and east of Matthew Road.
- 5. CASE NUMBER BA120703 2556 Marina Drive, platted as Lot 28, Block R of the Harbour at Grand Peninsula (Council District 6). Consideration of a request for a variance to minimum rear and side yard setbacks for a property zoned Planned Development 249 (PD-249) District and to minimum separation between buildings as stipulated in Article 6, "Density and Dimensional Requirements," of the Unified Development Code for the purpose of constructing a porch and pergola. The subject property is zoned Planned Development 249 (PD-249) District and is generally located west of Lake Ridge Parkway in the Harbours at Grand Peninsula subdivision.
- 6. <u>CASE NUMBER BA120704</u> 2303 Avenue C, platted as Lot 15 of Lakeshore Estates 1 (Council District 3). Consideration of a request for a special exception to masonry requirements as stipulated in Article 6, "Density and Dimensional Requirements," for the purpose of constructing an addition to the primary structure. The subject property is zoned Single Family 4 (SF-4) District and is generally located north of Lakeview Drive and east of South Belt Line Road.
- 7. <u>CASE NUMBER BA120705</u> 3047 Trevino, platted as Lot 20, Block E of Mira Lagos Number E-3 (Council District 6). Consideration of a request for a variance to minimum side yard setback requirements stipulated by Planned Development 271-A (PD-271A) District Ordinance Number 6955 for the purpose of constructing a patio cover. The subject property is zoned Planned Development 271A (PD-271A)

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District and is generally located southwest of Lake Ridge Parkway in the Lake Ridge Overlay District.

8. CASE NUMBER BA120706 - 527 Northeast 35th Street, platted as Lott 22, Block B of Hensley Park 3 (Council District 5). Consideration of a request for a special exception to parking requirements as required by Article 6, "Density and Dimensional Requirements," of the Unified Development Code to construct a carport. The subject property is zoned Single Family 4 (SF-4) District and is generally located south of East Interstate Highway 30 and east of Macarthur Boulevard.

D. CITIZENS COMMENT

E. **ADJOURNMENT**

In accordance with Chapter 551, Subchapter 6 of the Texas Government Code, V.T.C.A.	, the
Zoning Board of Adjustment and Appeals agenda was prepared on the day of July 20	12 at
5:00 p.m.	
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Posted By:	
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